
Plaxtol Borough Green And Long Mill	560749 153425	10.05.2006	TM/06/01610/FL
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Proposal:	Construction of detached 2 storey dwelling with garage block and ancillary works
Location:	Rooks Hill The Street Plaxtol Sevenoaks Kent TN15 0QL
Applicant:	Mr + Mrs R Olnor

1. Description:

1.1 Members will recall this application was deferred from the July meeting of APC 2 for Members of the committee to undertake a site inspection; scheduled for 5 September 2006. A copy of my July report is attached as an Annex.

1.2 The following Supplementary Report was submitted to the meeting:

“DPT: In the light of the fact that the precise levels of the new dwelling will be crucial to the visual impact of the building from surrounding views, I consider that it would be appropriate to amend condition 5.

AMENDED RECOMMENDATION:

5. No development shall take place until full details of the existing and proposed finished levels of the development have been submitted to and approved in writing by the LPA. The details shall include precise levels for the slab and ridge heights of the existing and proposed buildings and also contoured plans and/or plans annotated with spot levels specifying the existing and proposed ground levels within the curtilage.

Reason: To ensure that the development does not harm the character and appearance of the existing building or visual amenity of the locality.”

2. The Site:

2.1 The site is located within the settlement confines of Plaxtol, on the south side of The Street. The site is located on the boundary of the settlement confines and is surrounded by open countryside to the south and east. The site is also located within an AONB and SLA, but lies outside the Plaxtol CA. Residential properties are situated to the north and west of the application site. The site is accessed from The Street via a private track measuring approx. 60 m in length, which also provides vehicular access to the neighbouring bungalow (Brambly). Until recently, a modest bungalow stood within the site.

3. Planning History (most relevant):

- 3.1 TM/06/00489/FL Refused 29.03.2006
Demolition of existing dwelling and outbuildings and construction of a detached two storey dwelling with garage block and ancillary works.
- 3.2 TM/05/01345/FL Granted 26.07.2005
Demolition of existing dwelling, garage and outbuildings and construction of a replacement dwelling and garage.
- 3.3 TM/04/01917/FL Refused 20.10.2004
Demolition of existing dwelling, garage and outbuildings and construction of a replacement dwelling with integral garage.

4. Consultees:

- 4.1 No further comments have been received since the application was reported to the July meeting of APC 2.

5. Determining Issues:

- 5.1 The issues are set out in my previous main and supplementary reports that were put before APC 2 in July 2006. However, any new issues arising from the Members' site visit will be reported in a supplementary report.
- 5.2 My recommendation remains one of permission for the reason set out in paragraphs 5.1 – 5.9 of my July report.

6. Recommendation:

- 6.1 **Grant Planning Permission** as detailed in letter date stamped 10.05.2006 and plan nos. 320/PL05, 06, 07, 08, 320/01 subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990.

- 2 No development shall take place until details and samples of materials to be used externally have been submitted to and approved by the Local Planning Authority, and the development shall be carried out in accordance with the approved details.

Reason: To ensure that the development does not harm the character and appearance of the existing building or the visual amenity of the locality.

- 3 The use shall not be commenced, nor the premises occupied, until the area shown on the submitted layout as vehicle parking space has been provided, surfaced and drained. Thereafter it shall be kept available for such use and no permanent

development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking or re-enacting that Order) shall be carried out on the land so shown or in such a position as to preclude vehicular access to this reserved parking space.

Reason: Development without provision of adequate accommodation for the parking of vehicles is likely to lead to hazardous on-street parking.

- 4 No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping and boundary treatment. All planting, seeding and turfing comprised in the approved scheme of landscaping shall be implemented during the first planting season following occupation of the buildings or the completion of the development, whichever is the earlier. Any trees or shrubs removed, dying, being seriously damaged or diseased within 10 years of planting shall be replaced in the next planting season with trees or shrubs of similar size and species, unless the Authority gives written consent to any variation.

Reason: Pursuant to Section 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site and locality.

- 5 No development shall take place until full details of the proposed finished levels of the development have been submitted to and approved by the Local Planning Authority. The details shall include precise levels for the slab and ridge heights of the proposed buildings and also contoured plans and/or plans annotated with spot levels specifying the existing and proposed ground levels within the curtilage of this site.

Reason: To ensure that the development does not harm the visual amenity of the locality.

- 6 No external lighting shall be installed on the dwelling hereby approved or within the curtilage of the dwelling without the prior written approval of the Local Planning Authority.

Reason: In the interests of the visual amenity of the locality

- 7 No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a watching brief to be undertaken by an archaeologist approved by the Local Planning Authority so that the excavation is observed and items of interest and finds are recorded. The watching brief shall be in accordance with a written programme and specification which has been submitted to and approved by the Local Planning Authority. (C005)

Reason: To ensure that features of archaeological interest are properly examined and recorded.

Informative:

- 1 The applicant is advised that the Borough Council operates a back edge of pavement refuse collection service and as such refuse bins will need to be placed adjacent to the public highway on the day of collection.

Contact: Matthew Broome